



MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Christine McLachlan, AICP, Planner II
FOR: Daniel Coxworth AICP, Development Services Director
SUBJECT: SU 23-05 (Kaibab Manufacturing), Application for a Special Use Authorization
DATE: February 16, 2023, for the March 8, 2023, Meeting

DRT AND AGENCY COMMENTS DOCKET SU 23-05

On January 30, 2023, the Development Review Team for the County and relevant external agencies was transmitted case information for their review. Reviewers were given until February 24, 2023 to respond. At that time, they were notified that a failure to respond by that date would result in an automatic approval by their agency/Department. The following is a summation of all the comments that were received by that date.

Cochise County, Floodplain:

Portions of this parcel lie within FEMA Zones A and X. A FPUP is not required. Comment.

The North Arrow on the site plan was not included. Comment.

Proposed and existing buildings, fences, site grading etc. cannot divert, retard, or obstruct the flow of stormwaters. Comment.

Since this proposed development is less than one acre (including both existing and proposed development), a drainage analysis is not required at this time. Should the impervious content (such as parking lot paving or increased building rooftops) be increased by more than 50%, then a drainage analysis will be required. Comment.

Cochise County ROW: This portion of Kaibab Way is beyond maintenance. Applicant is using an existing driveway.

Cochise County Building: No comments received.

Cochise County Attorney's Office: No comments received.

Cochise County Environmental Health: Will need a separate permit and Discharge authorization for the septic system as mentioned in the application.

Cochise County Sheriff's Office: No comments received.

Sulfur Springs Valley Electric Cooperative: SSVEC has no special conditions to submit regarding this special use permit request. If the property owner/applicant requires an upgrade in service or a new line extension, please have them refer to the Sulphur Springs Valley Electric Cooperative website at www.ssvect.org then the "Services" tab for information about Service Conditions, Service Entrance Requirements, how to establish a new service, and for Line Extension/New Service Applications. They can also contact our Willcox Engineering Services Representatives for assistance at 520-384-5469.

El Paso Gas: No comments received

Arizona Game and Fish: See attached

National Resources Defense Council: No comments received.

Arizona Department of Environmental Quality: No comments received.

State Lands Department: No comments received.

Arizona Department of Water Resources: No comments received.



February 27, 2023

Christine McLachlan, AICP
Planner II
Cochise County, Development Services
1415 Melody Lane, Building F
Bisbee, AZ 85603

Electronically submitted to CMcLachlan@cochise.az.gov

Re: Review of the Cochise County SU-23-05 Kaibab Manufacturing project

Dear Ms. McLachlan:

The Arizona Game and Fish Department (Department) reviewed your Project Evaluation Request dated January 31, 2023, regarding the special use authorization request to establish a manufacturing business, not to exceed 5,000 SF on a developed 5-acre parcel (APN 20622115) in unincorporated Cochise, Arizona. Current land cover appears to be disturbed/developed land with semi-desert grassland and Chihuahuan Desert Scrub vegetation present.

Based on the information provided, the Department offers the following general recommendations:

- The Department recommends that a qualified biologist conduct a survey for nesting birds within the project area prior to removal or trimming of trees/vegetation, if the removal or trimming occurs during the breeding season. The trees and/or vegetation within the project area may provide nesting opportunities for avian species that are regulated under the Migratory Bird Treaty Act (MBTA) and protected under state law. Breeding season for birds in the project vicinity is generally mid-February through late September, depending on the species and habitat, and for raptors it is generally January through late June. If it is anticipated the project will not be in compliance with MBTA, the Department also recommends that you contact the [U.S. Fish and Wildlife Service](#)¹ (USFWS) for their technical assistance. The USFWS will provide options to comply with the MBTA.
- Artificial lighting could impair the ability of nocturnal animals to navigate (e.g., owls, migratory birds, bats, and other nocturnal mammals) and may affect wildlife behavior and populations. The Department recommends using only the minimum amount of light needed for safety, especially in areas immediately adjacent to open space or undeveloped lands. The Department encourages the use of motion sensing lighting and narrow

¹ <https://www.fws.gov/office/arizona-ecological-services/contact-us>

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spectrum lighting wherever possible to lower the range of species affected by lighting. Also, please consider shielding, canting, or cutting all lighting, where possible, to ensure that light reaches only areas needing illumination and to minimize impacts to nocturnal wildlife.

- Minimize the potential introduction or spread of exotic invasive species, including aquatic and terrestrial plants, animals, insects and pathogens. Precautions should be taken to wash and/or decontaminate all equipment utilized in the project activities before entering and leaving the site. Please review the Arizona Department of Agriculture's website for a list of prohibited and restricted [noxious weeds](#)² and the [Arizona Native Plant Society](#)³ for recommendations on control methods.
- To further limit the spread of non-native, invasive plant species, the Department recommends landscaping with drought-tolerant species that are native to the area. Landscaping with native plants can help support wildlife and pollinator species that inhabit rural and urbanized areas. Visit the [Arizona Native Plant Society's website](#)⁴ for information on preferred native plants to utilize in landscaping.

The Department appreciates the opportunity to provide an evaluation of impacts to wildlife or wildlife habitats associated with the Cochise County SU-23-05 Kaibab Manufacturing project. If you have any questions regarding this letter, please contact me at (623) 236-7615 and visit our [website](#)⁵ for additional guidelines.

Sincerely,

Cheri Bouchér

Cheri Bouchér
Project Evaluation Program Specialist, Habitat Branch
Arizona Game and Fish Department

AZGFD #M23-02010213

² <https://agriculture.az.gov/pestspest-control/agriculture-pests/noxious-weeds>

³ <https://aznps.com/invas>

⁴ <https://aznps.com/grow-native/>

⁵ <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/>